

Town Hall Construction Committee
2/13/15 Meeting Minutes
7:30 a.m. at Town Hall

Members present: Laura Andrews, Pablo Carbonell, Jack Guswa, Rick Maiore. Members absent: Bill Barton, Al Combs. Others present: Tim Bragan (Town Admin. and Board of Selectmen liaison), Marie Sobalvarro (Assist. Town Admin.).

Rick called the meeting to order at 7:30 a.m. and the 2/9/15 minutes were approved as corrected.

Town Administrator Report: None

Historical Commission: We reviewed the Commission's list of 19 issues to determine which issues are required for the certificate of appropriateness and which are recommendations that should not affect the certificate. After discussion, we agreed that the following seven items are requirements to be addressed at the 2/18 public hearing:

HHC #3 – Install “new window frames/insulated glass awning windows in crawl space. All glazed daylight openings and muntin widths as original. Screens to be provided. (Ref: Juniper Envelope Assessment, p. 2)

HHC #7 – Need to see the design of the cornice, soffit and gutter profile at the north and south elevations and how the two will be integrated together. The original design did not include a gutter system. How will this be done consistent with the Italianate architecture.

HHC #11 – What will the tower base look like without the tower and how will it be designed as an integral functioning part of the roof? Will copper be used... will a membrane be used?

HHC #13 – Need a photo of the new windows. And, if the windows are not replaced, we need to see a photo of the new window that will be installed when the fire escape is removed.

HHC #15 – Need to see the design of the doors to replace the metal clad doors.

HHC #16 – The current pipe and post design of the portico and ramp is not congruous with the Italianate design of the building.

HHC #18 – Need to see the detailed design of the rear portico.

Rick will mail this list and supporting documents Commission members tomorrow. Jack will email information today. Pablo and Jack will have copies of supporting documents for the meeting 2/18.

Planning Board: The THCC is on the agenda 2/23 for a site plan review. Jack and Rick will handle.

Calendar: Updated as of 2/9/15:

- 2/11 – ad for bids runs
- 2/18 – site walk for subcontractors with architect
- 2/18 – 100 percent design drawings due
- 3/4 – subcontractor bids due
- 3/13 – general contractor bids due
- 3/13 – THCC, OPM, architect review bids and do due diligence on contractors
- 3/24 – THCC recommends GC to BOS
- 4/13 – building emptying starts
- 4/20 – building ready to start construction

Next meeting will be scheduled later.

Rick adjourned the meeting at 8:30 a.m.

Laura Andrews, recorder